117.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	766,600	/	766,600
USE VALUE:	766,600	/	766,600
ASSESSED:	766,600	/	766,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS ANNA M--ETAL
Owner 2:	REYNOLDS MARIE E-ALICE A
Owner 3:	
Street 1:	72 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Vinyl Exterior and 1459 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7118.000	303,300	19,800	443,500	766,600
Total Card	0.163	303,300	19,800	443,500	766,600
Total Parcel	0.163	303,300	19,800	443,500	766,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.36 | /Parcel: 525.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75340
GIS Ref	
GIS Ref	
Insp Date	10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0009.0

!9091!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,300	19800	7,118.	443,500	766,600		Year end	12/23/2021
2021	101	FV	293,500	19800	7,118.	443,500	756,800		Year End Roll	12/10/2020
2020	101	FV	293,500	19800	7,118.	443,500	756,800	756,800	Year End Roll	12/18/2019
2019	101	FV	227,000	20000	7,118.	437,100	684,100	684,100	Year End Roll	1/3/2019
2018	101	FV	235,000	20000	7,118.	335,800	590,800	590,800	Year End Roll	12/20/2017
2017	101	FV	235,000	20000	7,118.	316,800	571,800	571,800	Year End Roll	1/3/2017
2016	101	FV	235,000	20000	7,118.	291,400	546,400	546,400	Year End	1/4/2016
2015	101	FV	221,100	20100	7,118.	272,400	513,600	513,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:27:34

LAST REV

Date	Time
11/05/19	13:31:52

danam

USER DEFINED

Prior Id # 1:	75340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9091

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14050-410		8/1/1980		36,334	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	679	New Wind	7,000	C				
6/16/2014	670	Det. Gar	47,731					
9/20/2013	1411	Manual	6,660	C				
11/16/2010	2277	New Wind	3,815					
9/15/2006	775	Re-Roof	6,502					

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Inspected	BS	Barbara S
9/14/2018	MEAS&NOTICE	CC	Chris C
8/18/2014	Measured	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	Meas/Inspect	372	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/9/2000	Measured	264	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7118		Sq. Ft.	Site		0	70.	0.89	6									443,476						443,500	

Total AC/HA:	0.16341	Total SF/SM:	7118	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,476	Spl Credit		Total:	443,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99970204
Adj $ / SQ:	175.448
Other Features:	55513
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372597
Depreciation:	69303
Depreciated Total:	303294

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

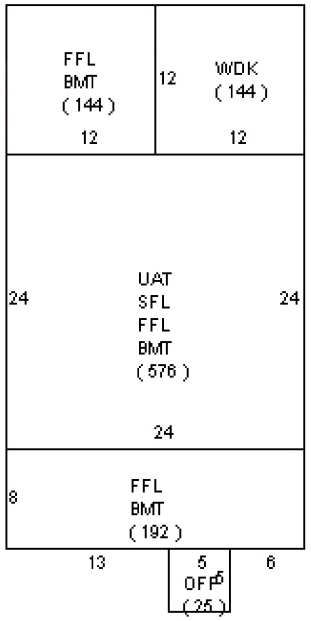
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.45
Special Features:	0	Val/Su Net:	113.00
Final Total:	303300	Val/Su SzAd	207.85

SKETCH



Sum Area By Label :
FFL = 912
BMT = 912
WDK = 144
UAT = 576
SFL = 576
OFP = 25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	52.630	48,002
FFL	First Floor	912	175.450	160,008
SFL	Second Floor	547	175.450	96,005
UAT	Upper Attic	144	70.180	10,106
WDK	Deck	144	12.940	1,863
OFP	Open Porch	25	43.990	1,100

Net Sketched Area:	2,684			Total:	317,084
Size Ad	1459.2000	Gross Area	3145	FinArea	1459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24x24	V	VG	2014	29.01	T	2	101			16,400			16,400
14	Open Porch	A	Y	1	9X20	A	AV	1985	25.67	T	27.2	101			3,400			3,400

PARCEL ID

117.0-0002-0009.0

More:	N	Total Yard Items:	19,800	Total Special Featues:	
				Total:	19,800